

04 November 2021

Planning Department
Buckinghamshire Council
The Gateway
Gatehouse Road
Aylesbury
HP19 8FF

Planning Portal Ref: PP-10319370

Our Ref: 906

Dear Sir

Application to change the use of an existing building from 'Agricultural Store' to 'Light Industrial' (use class E) (retrospective) at Broadways Farm, Drayton Parslow

On behalf of our client, Mr Williams, we have submitted via the Planning Portal (ref. PP-10319370) an application to change the use of an existing farm building from agricultural to light industrial at Broadways Farm, Drayton Parslow. The application is retrospective.

The application comprises the following documents:

- The application forms, duly completed;
- This letter;
- Location plan;
- Site Layout plan;
- Previous elevations and plan;
- Proposed elevations and plan;
- Transport Technical Note by MEC dated October 2021;
- The required fee of £462.

Please confirm receipt of the application.

Background

Broadways Farm is located to the west of the crossroads of Drayton Road and Main Road, and is approximately 600m to the east of Drayton Parslow. The farm is accessed from Main Road and is predominately used for equestrian and agricultural purposes. The application site is an existing farm building located to the north of the site within the collection of farm buildings. The existing farm buildings vary in design, size and scale.

Figure 1 below outlines the site's location.



Figure 1: Site Location

Relevant Planning History

The following is the relevant planning history for the application site;

- 10/00481/AGN - Erection of agricultural building – Planning Permission Required
- 10/00644/AGN - Erection of agricultural building – Approved
- 14/01523/AGN - Replacement of agricultural barn for storage of farm equipment. – Planning Permission Required
- 14/03672/COUAR - Determination as to whether prior approval is required in respect of transport & highway impact, noise, contamination risk, flooding and locational considerations for the conversion of agricultural barn into one dwelling (under Class MB(a)) and in relation to design and or external appearance of the building (Class MB(b)). – Prior Approved Required
- 20/00218/APP - Demolition of existing barn and erection of a new steel portal framed barn for storing animal feed and hay/straw - Approved

Proposal

Planning permission was granted in May 2020 for a replacement barn that would be used predominantly for the storage of animal feed, straw and hay (LPA reference 20/00218/APP). Our client has moved away from agricultural use for the building as this was no longer viable, with the use now changed to 'light industrial'. The Gross Floor Area of the building measures 393.6sq.m with the building split into two separate units for business users. Access to the site is via the existing gated access which serves Broadways Farm directly off Main Road.

Considerations of proposals

The adopted Vale of Aylesbury Local Plan 2013-2033 (VALP) is relevant with regard to this application proposal. The policies specific are as follows:

- Policy D6: Provision of employment land
- Policy T1: Delivering the sustainable transport vision
- Policy T6: Vehicle Parking
- Policy BE2: Design of new development

- Policy BE3: Protection of the amenity of residents

Drayton Parslow has an agreed neighbourhood area designated and a draft Neighbourhood Plan that requires amending, however it does not have a 'made' neighbourhood plan.

Principle of development

Planning permission is being sought to change the use of the existing barn to light industrial with the building split into two separate units for business users. Policy D6 of the VALP encourages the re-use of an existing building in a rural area provided it is appropriate as set out in the policy wording of D6.

'Employment development will generally be supported in sustainable locations:

- a. through allocations in this plan and appropriate allocations in neighbourhood plans*
- b. through the intensification or extension of existing premises*
- c. as part of a farm diversification scheme*
- d. through the appropriate re-use or replacement of an existing building provided this is well designed, appropriate to its context having regard to the scale of the proposal, location and impact on the surrounding area. Or*
- e. in a rural location where this is essential for that type of business'.*

This proposal meets both criteria c and d; the proposal is part of a farm diversification scheme, with the majority of other buildings on the farm used for agricultural and equestrian purposes. The proposal would re-use the existing building permitted under LPA reference 20/00218/APP, a well-designed, sustainable building that is appropriate to its context and has regard to the location and impact on the surrounding area. Therefore the proposed change of use of the existing building is in compliance with Policy D6 of the VALP and the principle of development is acceptable.

Although the Drayton Parslow Neighbourhood Plan is not adopted and carries very little weight, it is important to note that the proposal follows the aim of the Neighbourhood Plan with regard to new employment areas, as the Plan encourages new small businesses in the village.

Impact on appearance and character of the site, street scene, and wider area

Policy BE2 of the VALP requires new development to respect the character and local distinctiveness of its area. The proposal relates to an application site where there are various other structures all of which differ in sizes and heights. The appearance of these structures are alike and create a sense of belonging to the farmstead. This proposed change of use requires modest changes to the existing building in the form of roller shutter doors in the existing south elevation openings along with an additional small window and pedestrian door on the west side of the south elevation. Two pedestrian doors are proposed to the rear (north) elevation (for fire exit purposes). Internally there is very little change, the addition of partitions to form a small toilet in each unit along with a small lobby/office. Roller shutter doors were chosen to be inserted into the existing gated openings (that provided access to the agricultural store for tractors) solely to ensure that any external alterations respect the character and appearance of the existing building.

Figure 2 below shows the elevations of the building as built, including the minor amendments to fenestration.



North elevation

South Elevation

Figure 2: North and South Elevations

There is no change to the footprint, height or external materials to the building, these all remain as permitted under LPA reference 20/00218/APP. Therefore the proposal will maintain the local character of the area, the scale of the proposal would not appear out of place, nor would it dominate the landscape of the area. The site is located within a rural context. The position of hedgerows and existing structures which are closer to the highway, would largely obscure the proposed development. It is therefore considered that the proposal would not appear out of place with the street scene or the wider area, and will comply with Policy BE2 of the VALP.

Impact on residential amenity

Policy BE3 of the VALP states the following:

'Planning permission will not be granted where the proposed development would unreasonably harm any aspect of the amenity of existing residents and would not achieve a satisfactory level of amenity for future residents'.

There is one residential property associated with this site, also known as Broadways Farm, which is located 30 metres to the south of the farmstead. The proposal would be partially visible from this dwelling, however it would be significantly screened by the existing buildings located to the front of the site. The site is also surrounded by high hedgerows that screen the site from the surrounding roads. The neighbouring dwelling would have a significant separation distance to the proposed application site and the light industrial use does not cause harm to amenity in terms of nuisance, noise, odour, dust etc and therefore is a suitable use in a residential area. Furthermore the development proposes only minor external alterations to the building, and the footprint and height all remaining as permitted, it can be concluded that there will be no detrimental impact on this neighbouring dwelling.

The proposal would not have an unacceptable impact upon neighbouring amenity and complies with Policy BE3 of the VALP.

Impact on highway safety

Policy T1 of the VALP has a focus on encouraging sustainable forms of transport and reducing the impact of development on the highway. Policy T6 sets out that all development must provide an appropriate level of car parking.

The existing access arrangements and onsite parking facilities are to remain unchanged. With regard to parking facilities, as can be seen from Figure 2 above, there is ample space to park cars around the application building on existing hardstanding areas. The existing access is located on Main Road and has good visibility for egress onto the highway. Figure 3 below shows the access from the north and the south perspective.



North view into the site

South view onto the road

Figure 3: Existing access that serves the site

A Transport Technical Note by MEC has been submitted in support of this application. As set out in the Note, it was confirmed by the applicant that the previous agricultural use was regularly accessed by the general public to purchase hay and straw, most frequently by local horse and stable owners. It was estimated that approximately 70 two-way movements occurred as part of this operation by the general public per week, resulting in approx. 10 two-way movements per day during its opening hours seven-days per week. The proposed change in use of the agricultural store to light industrial use will result in operational days being reduced from a seven-day operational week to a five-day operational week, in keeping with business operations. Given the application is retrospective, actual vehicle movements from each of the industrial units within the site has been provided by the applicant. It shows that the retrospective change in land use has resulted in a reduction of vehicle movements to and from the site over an average week.

The Note also concludes that in accordance with data obtained over the most recently available five-year period, there are no existing collision trends which would be exacerbated by the change in land use.

The change of use would therefore comply with Policies T1 and T6 of the VALP and the requirements of the National Planning Policy Framework and there would be no detrimental harm to highway users or highway safety as a result of the change of use, and adequate parking provision is provided on site.

Conclusion

Our client seeks full planning permission for the change of use of the existing farm building to light industrial at Broadways Farm, Drayton Parslow. The change of use requires only modest external alterations, integrates well with the immediate and wider area, respects neighbouring properties and uses, has a reduced highway impact to the previous permitted use and complies with both national and local policy.

For the reasons set out above, it is therefore respectfully requested that the full planning permission is granted accordingly.

We trust that the enclosed information is sufficient to determine this application. Should you have any questions in relation to this submission, please do not hesitate to contact me at this office.

Yours faithfully



Nicola Thompson MRTPI
Associate